

A CONFIRMING RESOLUTION amending the designation of an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 4420 Clubview Drive, Fort Wayne, Indiana 46804 (L. H. Carbide Corporation).

WHEREAS, Common Council has previously designated and confirmed by Confirming Resolution No. R-61-92 the following described property as an "Economic Revitalization Area" under Section 153.02 of the Municipal Code of the City of Fort Wayne, Indiana, of 1993, as amended and I.C. 6-1.1-12.1, to wit:

Attached hereto as "Exhibit A" as if a part herein;
and

WHEREAS, due to a scrivener's error said designation was originally granted for a one year period rather than the applicant's request for a three year designation period; and

WHEREAS, said project will create 26 additional permanent jobs for a total additional annual payroll of \$1,248,000, with the average new annual job salary being \$48,000; and

WHEREAS, the total estimated project cost is \$3,135,000; and

WHEREAS, recommendations have been received from the Committee on Finance and the Department of Economic Development concerning said Resolution; and

WHEREAS, notice of the adoption and substance of said Resolution has been published in accordance with I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 and a public hearing has been conducted on said Resolution; and

WHEREAS, if said Resolution involves an area that has already been designated an allocation area under I.C. 36-7-14-39, The Fort Wayne Redevelopment Commission has adopted a Resolution approving the designation.

1 **NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE**
2 **CITY OF FORT WAYNE, INDIANA:**

3 **SECTION 1.** That, the Resolution previously designating the
4 above described property as an "Economic Revitalization Area" is
5 confirmed in all respects.

6 **SECTION 2.** That, the hereinabove described property is hereby
7 declared an "Economic Revitalization Area" pursuant to I.C. 6-1.1-
8 12.1, said designation to begin on the initial effective date of
9 Confirming Resolution No. R-61-92 and continue for a three year
10 period. Said designation shall terminate at the end of that three
11 (3) year period.

12 **SECTION 3.** That, said designation of the hereinabove
13 described property as an "Economic Revitalization Area" shall apply
14 to both a deduction of the assessed value of real estate and
15 personal property for new manufacturing equipment.

16 **SECTION 4.** That, the estimate of the number of individuals
17 that will be employed or whose employment will be retained and the
18 estimate of the annual salaries of those individuals and the
19 estimate of the value of redevelopment or rehabilitation and the
20 estimate of the value of the new manufacturing equipment, all
21 contained in Petitioner's Statement of Benefits are reasonable and
22 are benefits that can be reasonably expected to result from the
23 proposed described redevelopment or rehabilitation and from the
24 installation of the new manufacturing equipment.

25 **SECTION 5.** The current year approximate tax rates for taxing
26 units within the City would be:

27 (a) If the proposed development does not occur, the
28 approximate tax rates for this site would be
29 \$8.4519/\$100.

30 (b) If the proposed development does occur and no deduction
31 is granted, the approximate tax rate for the site would
32 be \$8.4519/\$100 (the change would be negligible).

 (c) If the proposed development occurs and a deduction

percentage of fifty percent (50%) is assumed, the approximate tax rate for the site would be \$8.4519/\$100 (the change would be negligible).

(d) If the proposed new manufacturing equipment is not installed, the approximate tax rates for this site would be \$8.4519/\$100.

(e) If the proposed new manufacturing equipment is installed and no deduction is granted, the approximate tax rate for the site would be \$8.4519/\$100 (the change would be negligible).

(f) If the proposed new manufacturing equipment is installed and a deduction percentage of eighty percent (80%) is assumed, the approximate tax rate for the site would be \$8.4519/\$100 (the change would be negligible).

SECTION 6. Pursuant to I.C. 6-1.1-12.1, it is hereby determined that the deduction from the assessed value of the real property shall be for a period of ten (10) years, and that the deduction from the assessed value of the new manufacturing equipment shall be for a period of five (5) years.

SECTION 7. The benefits described in the Petitioner's Statement of Benefits can be reasonably expected to result from the project and are sufficient to justify the applicable deductions.

SECTION 8. For new manufacturing equipment, a deduction application must contain a performance report showing the extent to which there has been compliance with the statement of benefits form approved by the Fort Wayne Common Council at the time of filing.

SECTION 9. For real property, a deduction application must contain a performance report showing the extent to which there has been compliance with the Statement of Benefits form approved by the Fort Wayne Common Council at the time of filing. This report must be submitted to the Allen County Auditor's Office and the City of Fort Wayne's Department of Economic Development and must be included in the deduction application. For subsequent years, the

performance report must be updated within sixty days after the end of each year in which the deduction is applicable.

SECTION 10. The performance report must contain the following information:

- A. The cost and description of real property improvements and/or new manufacturing equipment acquired.
- B. The number of employees hired through the end of the preceding calendar year as a result of the deduction.
- C. The total salaries of the employees hired through the end of the preceding calendar year as a result of the deduction.
- D. The total number of employees employed at the facility receiving the deduction.
- E. The total assessed value of the real and/or personal property deductions.
- F. The tax savings resulting from the real and/or personal property being abated.

SECTION 11. That, this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

Clinton R Edmonds

Member of Council

APPROVED AS TO FORM AND LEGALITY

J. Timothy McCaulay

J. Timothy McCaulay, City Attorney

Read the first time in full and on motion by Edmonds, seconded by Edmonds, and duly adopted, read the second time by title and referred to the Committee on Finance (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Common Council Conference Room 128, City-County Building, Fort Wayne, Indiana, on _____, the _____ day of _____, 19____, at _____ o'clock _____ M., E.S.T.

DATED: 4-26-94

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Edmonds, seconded by Edmonds, and duly adopted, placed on its passage. PASSED ~~LOST~~ by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	<u>9</u>			
BRADBURY	<u>✓</u>			
EDMONDS	<u>✓</u>			
GIAQUINTA	<u>✓</u>			
HENRY	<u>✓</u>			
LONG	<u>✓</u>			
LUNSEY	<u>✓</u>			
RAVINE	<u>✓</u>			
SCHMIDT	<u>✓</u>			
TALARICO	<u>✓</u>			

DATED: 5-24-94

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) _____ (APPROPRIATION) _____ (GENERAL) _____

(SPECIAL) _____ (ZONING) _____ ORDINANCE RESOLUTION NO. 2-31-94

on the 24th day of May, 1994

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Clitus R Edmonds
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 25th day of May, 1994, at the hour of 11:30 o'clock PM, M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 26th day of May, 1994, at the hour of 2:30 o'clock PM, M., E.S.T.

Paul Helmke
PAUL HELMKE, MAYOR



THE NORTH 380 FEET OF THE SOUTH-
780.0 FEET OF BLOCK 8, SECTION "6"
OF THE "ENGINE RIDGE INDUSTRIAL PARK"
AND BEING A PART OF SECTION 20, T 30 N,
R 12 E, WAYNE TOWNSHIP, ALLEN COUNTY,
INDIANA.

[illegible]

AN APPLICATION TO
THE CITY OF FORT WAYNE, INDIANA
FOR DESIGNATION OF PROPERTY AS AN
"ECONOMIC REVITALIZATION AREA"
AND STATEMENT OF BENEFITS

Fill in
Signature
code

APPLICATION FOR THE FOLLOWING TYPE OF DESIGNATION:

 Real Estate Improvements
 Personal Property (New Manufacturing Equipment)
XX Both Real Estate Improvement & Personal Property

A. GENERAL INFORMATION

Applicant's Name: L.H. Carbide Corporation

Address of Applicant's Principal Place of Business:

4420 Clubview Drive
Fort Wayne, IN 46804

Phone Number of Applicant: (219) 432-5563

Street Address of Property Proposed to be Designated:

4420 Clubview Drive
Fort Wayne, IN 46804

Real Estate Key Number for the Property Proposed to be
Designated: 95-2682-0010

Staff to Complete:

SIC Code of Principal User of Property: 7389 3544

B. PROJECT SUMMARY INFORMATION

YES NO

Is the project site solely within the city limits of the City of Fort Wayne?

X

Is the project site within the regulatory flood plain?

X

Is the project site within the rivergreenway area?

X

Is the project site within a Redevelopment area?

X

Is the project site within a platted industrial park?

X

Is the project site within the designated downtown area?

X

Will the project have ready access to City Water and Sewer?

X

If not, will this project require public improvements?

X

 Sewer Lines
 Water Lines
 Road Improvements

Does your company plan to request State or Local assistance to finance these public improvements?

X

Is any adverse environmental impact anticipated by reason of operation of the proposed project?

X

C. ZONING INFORMATION

What is the existing zoning classification on the project site? M-2

What zoning classification does the project require? M-2

What is the nature of the business to be conducted at the project site?

Tool & Die Shop

D. REAL ESTATE ABATEMENT

Complete this section of the application only if requesting a deduction from assessed value for real estate improvements.

What structure(s) (if any) are currently on the property?

39,802 sq.ft. pre-fab metal building on a concrete slab
foundation

What is the condition of the structure(s) listed above? Excellent

Current assessed value of Real Estate:

Land	<u>22,200</u>
Improvements	<u>299,500</u>
Total	<u>321,700</u>

What was the amount of Total Property Taxes owed during the immediate past year? \$ 27,189.90 for year 19 91.

Give a brief description of the proposed improvements to be made to the real estate.

25,000 sq.ft. pre-fab metal bldg - 1st floor 20,000
2nd floor 5,000 high bay, two truck docks
15,00 sq.ft. production, 10,000 sq.ft. Sales & Engineering

What is the anticipated first year tax savings attributable to this designation? \$ 28,173

Explain how your company plans to use these tax savings.
Finance equipment, Hire and Train additional personnel

E. PERSONAL PROPERTY ABATEMENT

Complete this section of the application only if requesting a deduction from assessed value for installation of new manufacturing equipment.

Current assessed value of personal property: 935,300

What was the amount of Personal Property Taxes owed during the immediate past year? \$ 79,051.02 for year 19 91.

Give a brief description of new manufacturing equipment to be installed at the project site.

3-Charmilles WEDM Machines, 1-Mazak CNC Machining Center,
1-Okamoto Surface Grinder, 2-small CNC Machine centers,
1-CNC Lathe, 1-punch press

Cost of new manufacturing equipment: \$ 2,135,000

Development Time Frame:

When will installation begin of new manufacturing equipment?
4th Quarter 1992

When is installation expected to be completed? 4th quarter 1995

Explain how your company plans to use these tax savings.

To hire and train personnel to operate the purchased equipment

What is the anticipated first year tax savings attributable to the new manufacturing equipment? \$ 9,044

F. PUBLIC BENEFIT INFORMATION

How many permanent employees currently are employed by the applicant in Allen County? 99

How many permanent jobs will be created as a result of this project? 26

Anticipated time frame for reaching employment level stated above 4th Qtr. 1995

Current annual payroll: \$ 3,900,000

What is the nature of the jobs to be created?

Highly skilled Machinists & Toolmakers

Please provide the annual salary range for the jobs being created:

Minimum 30,000 Median 48,000 Maximum 60,000

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development or property or use of property" or is an area "where a facility or a group of facilities that are technologically, economically, or energy obsolete are located and where the obsolescence may lead to a decline in employment and tax revenues"?

Project is located within a plotted Industrial Park

In what Township is the project site located? Wayne

In what Taxing District is the project site located? 91-FtW

G. CONTACT PERSON

Name and address of contact person for further information if required:

Dan Brehm

4420 Clubview Drive, Fort Wayne, IN 46804

Phone number of contact person: (219) 432-5563

I hereby certify that the information and representation on this application and attached exhibits are true and complete. Further, it is hereby certified that no building permit has been issued for construction of improvements, nor has any manufacturing equipment been purchased, either of which is included and/or described herein, as of the date of filing of this application.

Warren D. Reel Sec/Treas
Signature of Applicant

10-1-92
Date

STATEMENT OF BENEFITS
Form SB-1

SECTION 2

Description of real property improvements and/or new manufacturing equipment to be acquired.

Real Property:

25,000 sq.ft. High-Bay Pre-fabricated Metal Building Addition

Consisting of:

1st Floor - 20,000 sq.ft.

2nd Floor - 5,000 sq.ft.

Utilized for:

Two Truck Docks

15,000 sq.ft. - production

10,000 sq.ft. - engineering & sales

Manufacturing Equipment:

Three (3) Charmilles WEDM Machines

One (1) MAZAK CNC Machining Center

One (1) Okamoto Large Surface Grinder

Two (2) Small CNC Machine Centers

One (1) CNC Lathe

One (1) Punch Press

LEGAL DESCRIPTION OF PROPERTY

N 380 OF S 780 FT BLK 8
ENGLE RIDGE INDUSTRIAL PARK
ADD SEC B

PLUS

N 136.6 FT BLK 8
ENGLE RIDGE INDUSTRIAL PARK
ADD SEC B



STATEMENT OF BENEFITS

State Form 27167 (R3 / 11-91)

Form SB - 1 is prescribed by the State Board of Tax Commissioners, 1989

The records in this series are CONFIDENTIAL according to IC 6-1.1-35-9

FORM
SB - 1

INSTRUCTIONS:

1. This statement must be submitted to the body designating the economic revitalization area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body BEFORE a person installs the new manufacturing equipment, or BEFORE the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. A statement of benefits is not required if the area was designated an ERA prior to July 1, 1987 and the "project" was planned and committed to by the applicant, and approved by the designating body, prior to that date. "Projects" planned or committed to after July 1, 1987 and areas designated after July 1, 1987 require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
2. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation, or prior to installation of the new manufacturing equipment, BEFORE a deduction may be approved.
3. To obtain a deduction, Form 322 ERA, Real Estate Improvements and / or Form 322 ERA / PP, New Machinery, must be filed with the county auditor. With respect to real property, Form 322 ERA must be filed by the later of: (1) May 10; or (2) thirty (30) days after a notice of increase in real property assessment is received from the township assessor. Form 322 ERA / PP must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment is installed, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and June 14 of that year.
4. Property owners whose Statement of Benefits was approved after July 1, 1991 must submit Form CF - 1 annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)

SECTION 1 TAXPAYER INFORMATION	
Name of taxpayer L.H. Carbide Corporation	
Address of taxpayer (street and number, city, state and ZIP code) 4420 Clubview Drive, Fort Wayne, Indiana 46804	
Name of contact person Dan Brehm	Telephone number 219) 432-5563

SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT		
Name of designating body City Council of Fort Wayne, Indiana		Resolution number
Location of property 4420 Clubview Drive, FT. Wayne	County Allen	Taxing district 95-Ft. Wayne-Wayne
Description of real property improvements and / or new manufacturing equipment to be acquired (use additional sheets if necessary) See Attached List		Estimated starting date 4th Qtr. 1992
		Estimated completion date 4th Qtr. 1995

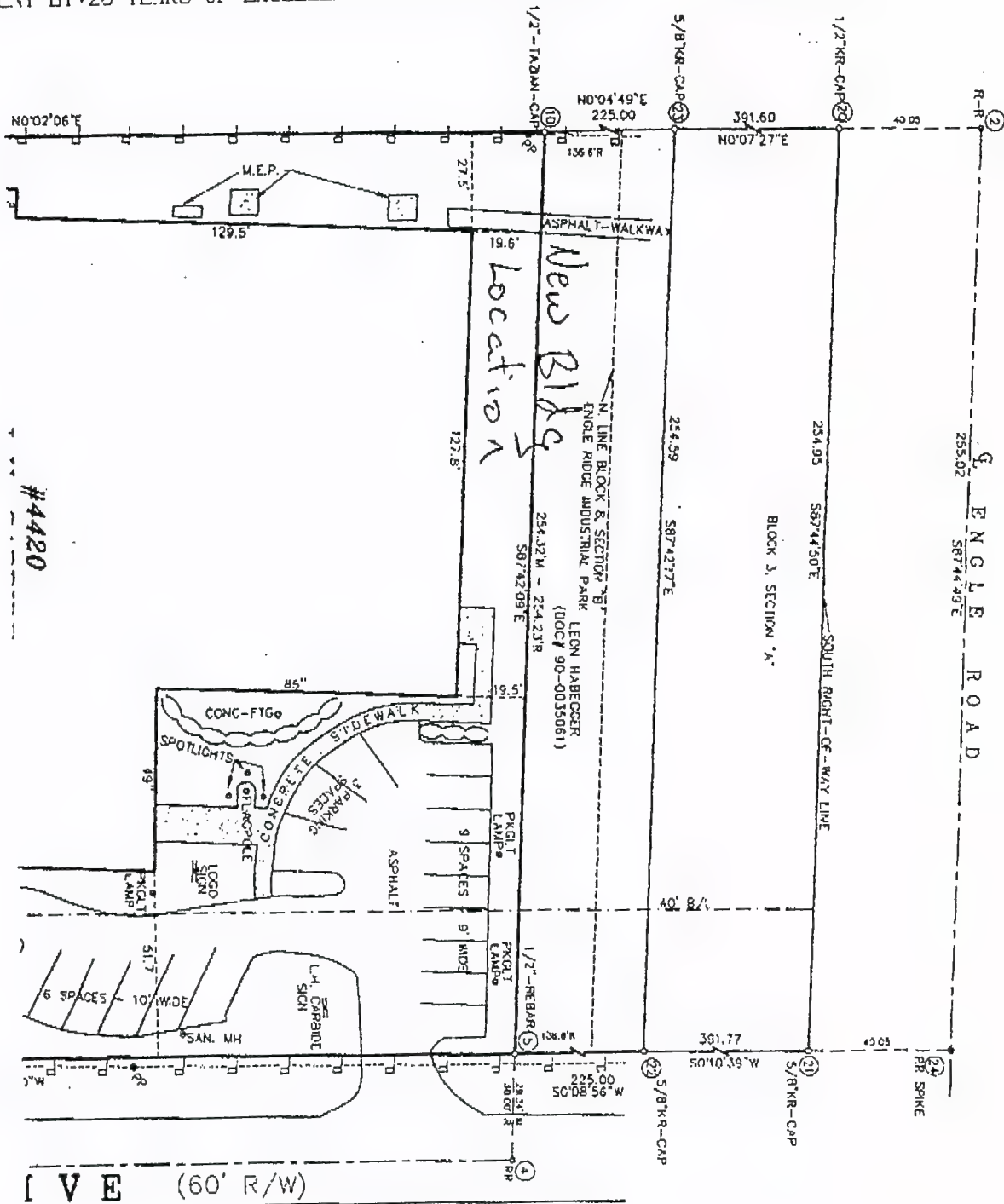
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number 99	Salaries 3,900,000	Number retained 99	Salaries 3,900,000	Number additional 26	Salaries 1,248,000

SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT				
	Real Estate Improvements		Machinery	
	Cost	Assessed Value	Cost	Assessed Value
Current values	940,000	321,700	5,300,000	935,300
Plus estimated values of proposed project	1,000,000	333,000	2,135,000	284,667
Less values of any property being replaced	-0-	-0-	-0-	-0-
Net estimated values upon completion of project	1,940,000	654,700	7,435,000	1,219,967

SECTION 5 OTHER BENEFITS PROMISED BY THE TAXPAYER
Creating high skilled jobs, bulk of our sales are outside Indiana Therefore additional dollars will be brought into the Fort Wayne area.

SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of authorized representative William D. Kool	Title Sec/Treas	Date signed (month, day, year) 10-1-92

SENT BY: 25 YEARS OF EXCELLENCE; 3-29-94 ; 15:22 ; L. H. CARBIDE CORP.



LEGAL DESCRIPTION

THE NORTH 380 FEET OF THE SOUTH-
780.0 FEET OF BLOCK A, SECTION "B"
OF THE "ENGLE RIDGE INDUSTRIAL PARK"
AND BEING A PART OF SECTION 20, T 30 N,
R 12 E, WAYNE TOWNSHIP, ALLEN COUNTY,
INDIANA.

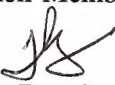


- ② — STUDY REPORT RESPONSE
- NOTES — HISTORICAL INFORMATION
- A — SCIENTIFIC CRITERIA
 - B — POLITICAL CRITERIA
 - C — ECONOMIC CRITERIA
 - D — SOCIAL CRITERIA
 - E — ENVIRONMENTAL CRITERIA
 - F — OTHER CRITERIA
 - G — OTHER CRITERIA
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 - Z — OTHER CRITERIA



MEMORANDUM

TO: Common Council Members

FROM: Trisha Gensic 
Senior Business Development Specialist, Department of Economic Development

DATE: April 20, 1994

SUBJECT: Real and Personal Property Tax Abatement Application dated October 5, 1992 for L. H. Carbide Corporation
Address: 4420 Clubview Drive, Fort Wayne, Indiana 46804-4498

Background AMENDED

09-94-04-26

Due to a scrivener's error L. H. Carbide Corporation is requesting a correction to the designation period granted under Confirming Resolution R-61-92. The original designation period was given for one year from the effective date of the resolution. This amended resolution would extend the Economic Revitalization Area designation by correcting the designation period to three years from the effective date of the original Confirming Resolution for the property commonly known as 4420 Clubview Drive.

Approximately one-half of the anticipated equipment has already been installed. The company anticipates construction to begin on the building addition this spring. This expansion is necessary in order to continue their growth and ensure job creation.

Original Descriptions: L. H. Carbide would like to build a 25,000 square feet High-Bay fabricated metal building addition as well as purchase 3 Charmilles WEDM machines, a MAZAK CNC Machining Center, Okamoto Large Surface Grinder, 2 Small CNC Machine Centers, 1 CNC Lathe, and Punch Press.

Average Annual Wage:	\$48,000	Total Project Cost:	\$3,135,000
Number of Full Time Jobs to be Created:	26	Councilmanic District:	4th
Number of Part Time Jobs to be Created:	0	Existing Zoning of Site:	M-2

Project is Located Within a:

Designated Downtown Area:	Yes__ No_x_	Redevelopment Area:	Yes__ No_x_
Urban Enterprise Area:	Yes__ No_x_	Platted Industrial Park:	Yes_x_ No__

Effect of Passage of Tax Abatement

Will allow L. H. Carbide to continue their growth and to complete their expansion as well as create new full-time positions in the community.

Effect of Non-Passage of Tax Abatement

Will hinder the growth of this company therefore resulting in full-time positions with salaries of \$48,000 each not being created.

Staff Recommendation

Per the established policy of the Department of Economic Development, the following recommendations are made:

1. Designation as an "Economic Revitalization Area" should be amended.
2. Designation should be granted for a three year period from the effective date of Confirming Resolution R-61-92.
3. The period of deduction should be limited to ten years on real property and five years on personal property.

Signed: Jisha Gensic Title Sr. Business Devel. Specialist

Comments

DIRECTOR: Elizabeth A. New

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE Confirming Resolution

DEPARTMENT REQUESTING ORDINANCE Department of Economic Development

SYNOPSIS OF ORDINANCE Correction to Confirming Resolution No. R-61-92
for LH Carbide Corporation due to a scrivener's error. The
correction will amend the Confirming Resolution. The Resolution
should have stated a designation period of three years rather than
one year.

EFFECT OF PASSAGE Will allow tax abatement already approved to
take place.

EFFECT OF NON-PASSAGE Will limit company's ability to undertake
equipment expansion under tax abatement already approved.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) none

ASSIGNED TO COMMITTEE (PRESIDENT) Donald J. Schmidt

BILL NO. R-94-04-26

Handwritten:
Ford
tell
may 17

REPORT OF THE COMMITTEE ON
FINANCE
CLETUS R. EDMONDS - DONALD J. SCHMIDT - CO-CHAIR
ARCHIE L. LUNSEY
DAVID C. LONG

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN (~~ORDINANCE~~) (RESOLUTION) amending the designation of an
"Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly
known as 4420 Clubview Drive, Fort Wayne, Indiana, 46804 (L.H. Carbide
Corporation)

HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID
(~~ORDINANCE~~) (RESOLUTION)

DO PASS

DO NOT PASS

ABSTAIN

NO REC

Handwritten signatures:
Clotus R. Edmonds
Donald J. Schmidt

DATED: 5-24-94

Sandra E. Kennedy
City Clerk